

Date: 16 October 2025
Application: 252478



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 252478

Applicant: Mr Mark Bradley

Site Address: 17 Saffron Close, Earley, Wokingham, RG6 7JA

Parish: Earley

Grid Reference: Easting - 475488, Northing - 171551

Type of Development: Other Householder

Proposal: Householder application for the proposed garage conversion and rear extension.

Case Officer: Julia Gibowicz

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252478. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **6 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Stantec LS		
Service	WBC Highways	App No:	252478
Address:	17 Saffron Close, Earley, Wokingham, RG6 7JA.		
Proposal:	Householder application for the proposed garage conversion and rear extension.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
☐ No objection
☒ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposed development is for a garage conversion and rear extension to provide on additional habitable room.

Two cycle parking spaces are to be provided in accordance with WBC Parking Standards. The access to rear garden or cycle store is to be indicated on the plans.

The Existing & Proposed Plans & Elevations show two driveway parking spaces which is in accordance with WBC Car Parking Standards. These spaces have been shown as being 2.4m x 4.8m in the submitted plan. Each driveway space shall have minimum dimensions of 5.0m x 2.5m in line with WBC Car Parking Standards.

Conditions & Reasons (if required)

CF3 - PARKING (TO BE APPROVED)
 CF9 - CYCLE PARKING (TO BE APPROVED)

Date:	28.10.25	Signed:	Stantec LS
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